

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

EDR ID Number
 EPA ID Number

KN1458 NW > 1 1.840 mi. 9717 ft.	2002-2024 CROPSEY AVENUE SITE 2002- 2024 CROPSEY AVENUE BROOKLYN, NY 11214 Site 3 of 4 in cluster KN	NY SHWS NY BROWNFIELDS	S113916798 N/A
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Relative:
Higher

Actual:
0 ft.

SHWS:
 Name: GLY CLEANERS
 Address: 2002- 2024 CROPSEY AVENUE
 City,State,Zip: BROOKLYN, NY 11214
 Program: HW
 Site Code: 476227

 Classification: N
 Region: 2
 Acres: Not reported
 HW Code: 224169
 Record Add: 12/05/2012
 Record Upd: 10/01/2014
 Updated By: BXANDERS

Site Description: Location: The 15,000 square foot strip mall consisting of 8 stores is located at 2002-2024 Cropsey Avenue, Brooklyn, NY 11214. Site Features: The site consists of a single story, multi-unit (8) retail building at the south side of Cropsey Ave., between Bay 25th St. & 20th Ave. The building contains a full basement. The footprint is approx 15,500 sq. ft. The on-site dry cleaner (GLY Cleaners) is located at 2022 Cropsey Ave., towards the eastern section of the property. The basement of the dry cleaner contains a hot water boiler and motorized clothing racks. The basement floor is a poured concrete floor with no observed cracking or other penetrations. A concrete-lined pit is present near the rear of the dry cleaner basement door. No cracking or penetrations were observed in the pit. The exit door leads to a stairwell containing a floor drain. A narrow, undeveloped strip of land extends along the entire south (rear) side of the building and lies between the site and an adjoining apartment building. This strip of land is situated at an assumed hydraulic downgradient position relative to the site. Current Zoning/Use(s): Commercial Historical Use(s): Prior to 1950, the site was a vacant lot. Site Geology and Hydrogeology: The site is approx 20 feet above mean sea level. Surface topography consists of a gentle downward slope to the south towards Gravesend Bay, which is approximately 1,000 ft from the site. Local groundwater flow is assumed to be in a southerly direction towards Gravesend Bay.

Env Problem: Nature and Extent of Contamination: Soil - No evidence of soil contamination was encountered during the limited Phase II, though elevated PID readings were recorded at the soil/groundwater interface. Groundwater - One groundwater sample was collected from each of the three soil borings. Lab analysis detected tetrachloroethylene (PCE) at a concentration of 63,000 ppb and 720 ppb in borings B3 and B2, respectively. Trichloroethylene (TCE) was detected in sample B2 at 7.5 ppb. As a result of the Phase II investigation, a spill number (sp. 1113648) was assigned to the site.

Health Problem: As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

Dump: Not reported
 Structure: Not reported
 Lagoon: Not reported
 Landfill: Not reported
 Pond: Not reported
 Disp Start: Not reported

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Disp Term: Not reported
 Lat/Long: Not reported
 Dell: Not reported
 Record Add: Not reported
 Record Upd: Not reported
 Updated By: Not reported
 Own Op: Owner
 Sub Type: E
 Owner Name: Peter Neglia

 Owner Company: 2002 Cropsey Associates LLC
 Owner Address: Apartment Management Associates LLC
 Owner Addr2: 2611 West 2nd Street
 Owner City,St,Zip: Brooklyn, NY 11223
 Owner Country: United States of America
 Own Op: On-Site Operator
 Sub Type: 03
 Owner Name: Not reported
 Owner Company: GLY Cleaners
 Owner Address: 2022 Cropsey Ave.
 Owner Addr2: Not reported
 Owner City,St,Zip: Brooklyn, NY 11214
 Owner Country: United States of America
 HW Code: Not reported
 Waste Type: Not reported
 Waste Quantity: Not reported
 Waste Code: Not reported
 Crossref ID: Not reported
 Cross Ref Type Code: Not reported
 Cross Ref Type: Not reported
 Record Added Date: Not reported
 Record Updated: Not reported
 Updated By: Not reported

BROWNFIELDS:

Name: 2002-2024 CROPSEY AVENUE SITE
 Address: 2002- 2024 CROPSEY AVENUE
 City,State,Zip: BROOKLYN, NY 11214
 Program: BCP
 Site Code: 492427
 Acres: 0.344
 HW Code: C224169
 SWIS: 2401
 Town: New York City
 Record Added Date: 03/11/2014
 Record Updated Date: 07/09/2018
 Update By: JHOCONNE
 Site Description: Location: The site is located in an urban area at 2002 2024 Cropsey Avenue in the Gravesend neighborhood of Brooklyn. The Site is denoted as Block 6467, Lot 1 on the New York City Tax Map, Kings County. The Site is bounded by Cropsey Avenue to the northeast; 20th Avenue to the northwest; a residential building with a subgrade parking to the southwest and Bay 25th Street to the southeast. Site Features: The site is 15,00 square feet (0.344 acre) and consists of a single story, multi unit (8) retail building at the south side of Cropsey Ave., between Bay 25th St. and 20th Ave. The building contains a full basement. The on site dry cleaner (GLY Cleaners) is located at 2022 Cropsey Ave., towards the eastern section of the property. The basement of the dry cleaner currently contains a hot water boiler and motorized clothing racks. The basement floor is a poured concrete. A

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concrete lined pit is present near the rear of the dry cleaner basement door. No cracking or penetrations were observed in the pit. The exit door leads to a stairwell containing a floor drain. A narrow, undeveloped strip of land extends along the entire south (rear) side of the building and lies between the site and an adjoining apartment building which is at an assumed hydraulic downgradient position relative to the site. A sub slab

depressurization system was installed at the site in October 2017 and it is currently operational. Current Zoning and Land Use: The site is zoned for commercial use and consists of a single story, multi-unit retail building. Past Use of the Site: The site was a vacant lot before 1950. A commercial building with various retail stores was constructed at the site in 1950, and including a dry cleaner. The building configuration and site use have been relatively unchanged since 1950. The dry cleaner has operated under various names including Michael's Cleaners and GLY Cleaners. Site Geology and Hydrogeology: The site is approximately 20 feet above mean sea level. Surface topography consists of a gentle downward slope to the south towards Gravesend Bay, which is approximately 1,000 feet from the site. Throughout the site, up to 15 feet of urban fill overburden is present, with glacial alluvial outwash sands below. Inferred groundwater flow is toward the south southeast. Groundwater for this site was encountered at a depth of approximately 19 to 20 feet below grade surface.

Env Problem:

Nature and Extent of Contamination: Based upon the investigations conducted to date, the primary contaminants of concern for the site include Tetrachloroethene (PCE) and its degradation products. Sample location focused on the area of the on-site building, but also included two adjacent residential properties at 8831 and 8841 20th Avenue that are considered as adjacent to the on-site building. Soil - The primary chlorinated Volatile Organic Compounds (VOCs) that were detected at concentrations exceeding the unrestricted use soil cleanup objective (UUSCO) include PCE, Trichloroethene (TCE) and cis-1,2 dichloroethene (DCE). PCE was found immediately under the on-site property at a maximum concentration of 14 parts per million (ppm) in shallow soil at a depth of 3 to 4 feet below grade surface. PCE, cis-1,2 DCE and TCE were detected off-site downgradient of the on-site dry cleaner area in the 35-foot soil sample at respective concentrations of 3.35 ppm, 3.67 ppm and 0.636 ppm, compared to their unrestricted use soil cleanup Objective of 1.3 ppm 0.25 ppm and 0.47 ppm. Groundwater - Chlorinated VOCs are the primary contaminants of concern in groundwater. Chlorinated VOCs found in groundwater in multiple locations on-site and off-site at concentrations exceeding the ambient water quality standards (AWQS). PCE has been detected on site at a maximum concentration 63,000 parts per billion (ppb), compared to its AWQS of 5 ppb. TCE has been detected off-site at concentrations of up to 130 ppb. PCE was identified at a concentration of 3,490 ppb exceeding it AWQS in an off-site shallow monitoring well located approximately 100 feet downgradient of the on-site dry-cleaner area. TCE and DCE exceeded also the AWQS of 5 ppb in this location. Soil Vapor and Indoor Air - In the on-site building, PCE has been detected in sub-slab soil vapor as high as 420,000 micrograms per cubic meter (g/m³), and indoor air samples as high as 100 g/m³. TCE was detected in on-site sub-slab soil vapor at a maximum concentration of 6,600 g/m³ and in indoor at 18 g/m³. In off-site areas, the highest sub-slab soil vapor concentration for PCE and TCE underlying the residential property were 210,000 g/m³ and 790 g/m³, respectively. The distribution and abundance of PCE and TCE in soil/sub slab samples is consistent with the presence of these

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Health Problem: compounds in soil and in groundwater. Elevated concentrations are present at the site, indicating a potential for off-site migration. Direct contact with contaminants in the soil is unlikely because the site is covered with buildings and pavement. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) may move into overlying buildings and affect the indoor air quality. This process which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Actions have been recommended on and off-site to address potential exposures associated with soil vapor intrusion.

Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 2014-04-14 09:56:00
Record Upd: 2014-05-16 10:46:00
Updated By: MXMAGLOI
Own Op: Document Repository
Sub Type: NNN
Owner Name: Tambe John
Owner Company: New Utrecht Branch Library
Owner Address: 1743 86th Street
Owner Addr2: Not reported
Owner City,St,Zip: Brooklyn, NY 11214
Owner Country: United States of America
Own Op: Applicant/Requestor
Sub Type: P02
Owner Name: Peter Neglia
Owner Company: 2002 Cropsey Associates LLC
Owner Address: c/o Apartment Management Associates LLC
Owner Addr2: 600 Avenue Z
Owner City,St,Zip: Brooklyn, NY 11223
Owner Country: United States of America
Own Op: Owner
Sub Type: 03
Owner Name: Peter Neglia
Owner Company: 2002 Cropsey Associates LLC
Owner Address: c/o Apartment Management Associates LLC
Owner Addr2: 600 Avenue Z
Owner City,St,Zip: Brooklyn, NY 11223
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Not reported
Owner Company: Brooklyn Community Board 11
Owner Address: 2214 Bath Avenue
Owner Addr2: Not reported
Owner City,St,Zip: Brooklyn, NY 11214
Owner Country: United States of America
HW Code: C224169
Waste Type: TRICHLOROETHENE (TCE)

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Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	C224169
Waste Type:	TETRACHLOROETHANE
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	C224169
Waste Type:	1,2-dichloroethene
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
Crossref ID:	1113648
Cross Ref Type Code:	01
Cross Ref Type:	Spill No.
Record Added Date:	2014-03-11 13:22:00
Record Updated:	2014-03-11 13:22:00
Updated By:	BXANDERS